

C A L I F O R N I A

N e i g h b o r h o o d s

REPORT HIGHLIGHTS RDA CONTRIBUTIONS IN Meeting Growing Affordable Housing Needs

California Redevelopment Agencies collected and spent a record amount of money on affordable housing, according to a report just released by the California Department of Housing and Community Development (HCD). The report is the thirteenth annual report prepared by HCD to track the housing revenues, expenditures, activities and programs of California's 400 redevelopment agencies.

According to State Housing Director, Richard Mallory, Low and Moderate Income Housing Funds of local redevelopment agencies now represent the largest single source of funds for the development, improvement and maintenance of affordable housing in California. "Ensuring the timely and effective use of these funds is critical to addressing California's growing affordable housing crisis," said Mallory. This year's report showed that agencies added \$506 million to their housing funds in Fiscal Year 1996-1997 (\$22 million more than the amount added during the previous fiscal year). During that same period, agencies spent a total of \$479 million from their housing funds (\$33 million more than the previous fiscal year). Other highlights of the report include:

- The statewide housing fund balance was \$1.5 billion, of which \$495 million was reported to be unencumbered and generally available for housing assistance activities. The total fund balance is \$300 million more than the previous year's balance.
- Over 3,070 new units were constructed by redevelopment agencies. Of these, 486 were used to replace units previously removed or destroyed by agency activities.
- Over 1,700 units were substantially rehabilitated by redevelopment agencies, of which 135 were used to replace units previously removed or destroyed by agency activities.
- Redevelopment agencies reported acquiring long-term affordability covenants on 1,109 units that were previously not affordable to, or not expected to remain affordable to, lower income households.
- Redevelopment agencies reported removing 340 dwelling units, 243 of which must be replaced and displacing 358 households.

Mallory notes that these figures show the significant contributions and the growing importance of redevelopment agencies as key players in the effort to adequately house the state's existing and growing population. To maintain and strengthen California's economic recovery, sufficient and affordable housing must be provided for the growing workforce. The report demonstrates the primary role of redevelopment agencies in addressing the housing and economic development needs of the state and according to Mallory, "The report highlights the State's interest in ensuring redevelopment agencies are effective in using their housing funds and in complying with redevelopment requirements."

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Department of Housing and
Community Development

Summer 1998

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REPORTING PROBLEMS

The report also identified continuing areas of concern regarding the accuracy of reporting and compliance with specified redevelopment requirements. For example, in many cases, agencies double counted units to satisfy more than one requirement of the law and in more than half of the housing developments reported, agencies either failed to identify the term (length) of the use restriction or identified use restriction periods less than the minimum required by law. These discrepancies often arise from varying interpretations of the law among agencies and by misunderstanding questions on the reporting form. Other inconsistencies occur due to agencies' varying methods of accounting for and reporting housing funds and activities. HCD has conducted and participated in numerous working groups to address these reporting problems and will continue to revise the reporting forms for clarity and ease of use. To provide further improvements to redevelopment law compliance and reporting, HCD has also worked with the State Controllers Office to strengthen and expand the audit guidelines it requires to be used in independent audits of redevelopment agencies. Mallory notes, however, that resolving some of the differing opinions about certain requirements of the law will require legislative action.

AGENCY AUDITS

As a result of the numerous reporting problems and the increasing importance of redevelopment housing funds, HCD has initiated a plan to conduct a series of random audits of the State's active redevelopment agencies to help improve agency compliance with housing fund requirements and to gather information about the housing-assistance practices of redevelopment agencies. "I view HCD and redevelopment agencies as partners in addressing California's housing needs," Mallory notes. "These audits will enable HCD to develop and target needed technical assistance to agencies and highlight agencies best practices to promote proven and successful redevelopment activities. The audits will also enable HCD to accurately determine and monitor agency compliance with affordable use restriction requirements and the excess surplus requirements of the law."

The full report provides detailed financial data regarding the housing revenues, expenditures, activities and programs for each of the 325 agencies that reported for the 1996-1997 Fiscal Year. Contact the Housing Policy Development Division of HCD at (916) 445-4728 to obtain a copy of the report or watch for it to appear on the HCD website at <http://housing.hcd.ca.gov>.

Other recent publications dealing with redevelopment agencies include a report by the California State Auditor, Bureau of State Audits entitled, *Community Redevelopment Agencies: Surplus Balances in Lower-Income Housing Funds Are Overstated, Suggesting a Need for More Statewide Oversight and Direction* and a report by the Public Policy Institute of California entitled, *Subsidizing Redevelopment in California*.

Inspecting Employee Housing

Last year, Assembly Bill 358, authored by Assembly Member George House, was vetoed by the Governor. This bill was introduced to give an owner of employee housing, in more than one county, the option of having their employee housing inspected by a local agency that has existing authority or by HCD, upon written request.

At first glance, the bill did not appear to be such a bad idea, but when experts in the Division of Codes and Standards reviewed the bill, its impact was quickly recognized. Deputy Director Travis Pitts and his staff provided significant information regarding the adverse affects of this change in the law.

The Department and several counties realized how extremely disruptive this bill would be for enforcement agencies in projecting inspection workloads and tracking compliance and enforcement responsibility. Currently, local governments have enforcement responsibilities in 14

counties and the Department enforces in the other 44 counties. The bill would have allowed an owner to select the state one year and the county the next year and switch back and forth if they chose. This would have created an enforcement nightmare for both the State and counties in order to benefit one primary owner for whom the bill was proposed. Moreover, this bill would have removed local control whenever an owner decided to have HCD perform an inspection.

To make the Department's job more difficult in obtaining a veto, the bill did not receive any opposition in the Legislature. Counties were slow to act in opposing the bill even though they expressed strong opposition. Paul Deiro, Director of Legislation, extensively lobbied the Business, Transportation and Housing Agency and Governor's Office explaining how detrimental this bill would be if it were enacted. His efforts were successful and the bill was vetoed by the Governor.

Efforts Pay Off!

HCD used the backdrop of “National Homeownership Week” (June 6-13) to announce that record numbers of California jurisdictions are opening the door to homeownership by adopting housing elements in compliance with State law. Local governments throughout California have used extra time provided by the Legislature to bring the housing elements of their general plans into compliance with State housing element law. Today over 66 percent of all jurisdictions comply with the law and the number continues to climb. In contrast, only 19 percent of local jurisdictions had compliant housing elements in 1992.

Local governments have been required to prepare a housing element as one of the mandated general plan elements since 1969 when then-Assemblyman Pete Wilson authored the legislation requiring jurisdictions to plan for housing. The law requires housing elements to include an analysis of existing and projected housing needs, an inventory of land resources, an analysis of governmental constraints to housing, and programs and policies to promote housing opportunities for all income levels. Housing elements must be revised and updated according to a statutory schedule, typically every five years. HCD is required to review local housing elements for compliance.

HCD reports that local efforts to adopt compliant housing elements have paid off for enterprising jurisdictions. According to the most recent data, the 66 percent of jurisdictions in compliance in 1997 issued over 84 percent of the single-family building permits and over 86 percent of the multifamily permits. These statistics verify the effectiveness of adopting land use strategies that facilitate housing development.

Business and industry have long recognized the importance of housing as an economic development factor. The availability and cost of housing is a major business locational factor. Business firms know that if the State is not competitive in housing availability for their workers, they will have to locate or expand elsewhere or risk losing their market share to firms located in more competitive locations. In 1993, the Intel Corporation identified Arizona and New Mexico as prime locations for expansion and relocation because these areas offered an affordable cost of living (primarily determined by housing cost) and uncongested transportation systems. Recently, at a summit held in April, Governor Wilson’s Construction Industry Roundtable identified increasing the effectiveness of housing element law as one of the major issues for the industry.

Today over 66 percent of all jurisdictions comply with the law and the number continues to climb. In contrast, only 19 percent of local jurisdictions had compliant housing elements in 1992.

The growing consensus about the importance of housing is one of the major impetuses for the growing compliance rate. According to State Housing Director Richard Mallory, the high compliance rate is expected to continue as the State heads into the new cycle of housing element updates. To maintain and increase this record compliance rate, the Department has worked with local government to streamline the preparation and review requirements. Mallory notes the Department’s streamlining efforts were a direct result of feedback from our local government customers. “Local governments have long said developing a housing element should be easier and less costly. The streamlining improvements we are implementing will do just that.” Mallory indicated the Department is committed to continuing to work in partnership with local governments and other interested parties to strengthen and improve the effectiveness of State housing element law.

While the record rate of compliance is gratifying, too many Californians continue to be locked out of the American Dream of homeownership and even more Californians pay too much for housing, forcing them to choose between paying their rent or medical or food bills. “Now is not the time to rest on our laurels,” insists Mallory. “The State, local governments, and the private sector must continue their efforts and partnerships to ensure that a decent, safe and affordable home can be a reality for all Californians. HCD is committed to leading this effort and ready to work cooperatively with the public and private sectors.”

FIRST-TIME HOMEBUYER PROGRAM DIRECTORY INFORMATION FORM

MAIL THE COMPLETED FORM TO:
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
P.O. Box 952053
SACRAMENTO, CA 94252-2053

Name of Program: _____

City/County: _____

Address: _____

Telephone: _____

Facsimile: _____

First-Time Home Buyer Program Description: _____

Funds Utilized (check all that apply):

☐ HOME

☐ Redevelopment L/M

☐ General Fund

☐ CDBG

☐ MCC

☐ Mtg. Revenue Bonds

☐ Other, please explain: _____

Type(s) of Buyer Assistance:

☐ Down payment

☐ Closing Costs

☐ Interest Rate Buy Down

☐ Other, please explain: _____

How Provided? _____

Type(s) of Developer Incentives, please explain: _____

Affordability Controls? No__ Yes__ If yes, please describe: _____

Household Eligibility/Housing Limits:

Income limits:_____ Location of house:_____ Age:_____ New Construction:_____

Family size:_____ Existing Unit:_____ Maximum value:_____

Other, please explain: _____

It's not too late!

NATIONAL HOMEOWNERSHIP WEEK

The following information was provided to our website customers (<http://housing.hcd.ca.gov>) during Homeownership Week, June 6-13.

Increase the number of first-time homebuyers in your locality

By:

- Requesting a first-time homebuyer package of available funding sources from our database, The Clearinghouse for Affordable Housing, Community and Economic Development. Make copies and distribute to potential buyers. Phone, fax or e-mail request to Gary Da Prato at (916) 324-9629, fax (916) 327-2643 or e-mail at gdaprato@hcd.ca.gov
- Referring potential buyers to applicable funding source information that you receive from the Clearinghouse.
- Request a copy of the First Time Homebuyer Directory (Call, fax or e-mail a request), then complete or update the information regarding your local first-time homebuyer program on the Information Form (Page 4). This directory is distributed throughout the State at various conferences and seminars. By networking with other localities, you can improve your current program or develop a new one. Mail or fax the Information Form to HCD, Housing Policy Division, Attention: Gary Da Prato, 1800 Third Street, Room 430, Sacramento, California 95814 or Fax (916) 327-2643.

Increase Your Affordable Housing Stock

By:

- Referring developers to the Clearinghouse for Affordable Housing, Community Development and Economic Development of potential funding sources for their affordable housing projects. Have them complete the Clearinghouse Request Form and call Moira Monahan at (916)327-2640 or e-mail at mmonahan@hcd.ca.gov. Mail or fax the Clearinghouse Request Form to HCD, Housing Policy Division, Attention: Moira Monahan, 1800 Third Street, Room 430, Sacramento, California 95814 or fax (916) 327-2643.
- Adding to your affordable housing information with the following publications:
 - 1.** Myths & Facts about Affordable and High Density Housing
 - 2.** Housing: California's Foundation for Economic GrowthAvailable from the HCD Housing Resource Center, (916) 322-9648 and the HCD Internet site <http://housing.hcd.ca.gov>

HOME General Program

The Department administers HOME, a federally-funded program that provides financial assistance to local governments that do not receive HOME funds directly from the federal government and to Community-based Housing Development Organizations (CHDOs). At current funding levels, about \$30 million annually is made available for a variety of activities that serve the housing needs of low income families. A significant amount of the available funds are used to provide loans to first-time home buyers for down payment assistance, including rehabilitation and repair costs. Another popular activity is to provide loans to low income families who currently own their homes for repairs to ensure the homes comply with local building and health and safety codes.

NOFAs are issued annually to eligible cities and counties and CHDOs to announce the availability of these funds.

For additional information, call (916) 322-0356

NEWS

DRAFT ENVIRONMENTAL IMPACT REPORT FOR PROPOSED REVISION TO CALIFORNIA BUILDING STANDARDS — CPVC Piping for Residential Water Supply

The California Department of Housing and Community Development (HCD) has completed and released a draft Environmental Impact Report (EIR) for a proposed revision to the California Building Standards. This EIR assesses the impacts of using Chlorinated Polyvinyl Chloride (CPVC) pipe for potable water supply within buildings. CPVC has a long history of use in other states and has also been employed extensively in California for both potable water and other uses. The draft EIR concludes that use of CPVC pipe will not have significant adverse consequences, and is a safe and effective alternative to soldered copper pipe.

California Building Standards permit the use of copper or galvanized steel pipe for potable water supplies within buildings, but prohibit the use of CPVC. Plastic pipe has been allowed for residential use in some California cities under special limited term legislation, and it is commonly used for city water distribution systems, recreational vehicles, mobile homes, schools, hospitals and outside of

buildings. However, California Courts have found that an EIR is required prior to allowing consideration of its adoption into the California building codes.

The demand for CPVC piping has grown in recent years as the high acidity and oxygen content of many California communities' water systems have caused copper and steel pipes to fail. HCD and the California Building Standards Commission sought to remedy the situation by approving the use of CPVC in November 1995.

However, on March 13, 1997, the San Francisco County Superior Court issued a preemptory writ of mandate requiring that approval of the use of CPVC be withdrawn and no further action taken to approve CPVC without first complying with the California Environmental Quality Act (CEQA). HCD is complying with the court's ruling by preparing an EIR.

The EIR was released for a 60-day public comment period (ending August 28) and made available on the HCD web site at <http://housing.hcd.ca.gov>
Persons wishing to receive more information may contact Mr. Robin Reynolds at (916) 323-7288 or P.O. Box 952053, Sacramento, California 94252-2053

Farmworker Housing Grant Program (FWHG)

The purpose of the FWHG is to provide owner-occupied homes and rental units for low-income agricultural workers and their families. FWHG funds are used to reduce both the overall development costs for the entire project (other assisted units), and then are typically "rolled over" to specified farmworker (assisted) units, for long term occupancy by farm workers. The historical average for grants are \$9,800 (assisted unit) and \$4,500 per unit for all units assisted. Since program inception in 1977, about \$40 million has been awarded of which 50 percent went to 1,480 new homeownership units. For fiscal year 1997-98, the FWHG will be awarding six non profit sponsors an additional \$1,150,000 for 234 new homeowner units (84 assisted and 150 other assisted units). The new assisted units will be developed by low-and very-low income families using the mutual self-help method of construction. By building their own homes, families build "sweat equity" and save an average of \$5,000 to \$25,000 per home, reducing the cost of single family housing by 10 to 25 percent.

For additional information, call (916) 324-0695

STATE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

– ECONOMIC DEVELOPMENT (EDBG)

The program had a very successful 1997/98 program year, with a 10 percent increase in the number of projects funded over last year's funding, and a 15 percent increase in the number of jobs created. EDBG has awarded \$4,289,421 in program funds, and leveraged \$84,934,633 in other funds. These projects will create or retain 759 jobs for the local communities.

EDBG funds leveraged other funds at a rate of \$20 of other funds for \$1 of EDBG funds. The cost of EDBG funds per job created or retained was approximately \$4,300.

Recent examples of projects receiving EDBG assistance can be seen from the following projects that were recently funded under the program.

CITY OF SCOTTS VALLEY

The City of Scotts Valley received \$500,000 economic development funding to assist the development of The Inn at Scotts Valley, a 180 room hotel and conference center. Approximately \$18,800,000 of the project's cost was derived from private sources. The City of Scotts Valley committed bond funding with economic development funding to expand infrastructure. Upon the completion of The Inn at Scotts Valley, 28 new jobs will be created. It is likely that additional jobs will be created with the majority of the jobs being filled by persons from lower-income households.

The Inn at Scotts Valley exhibits all the elements of a private/public partnership. The commitment and capital of the developer, the support of the City and the gap financing provided by the Economic Development Block Grant Program. The public benefit that will be achieved from this project includes the creation of jobs, local revenue generation from transient occupancy tax, sales tax, property tax increment, and the preservation of open space and wetlands.

CITY OF DINUBA

The State Community Development Block Grant Economic Development program awarded a grant of \$1,000,000 to the City of Dinuba for the installation of an elevated water storage tank. The elevated water storage tank is needed to provide sufficient fire suppression capability in the city's industrial park. Installing the EDBG-funded water tank will allow construction of the first phase of a one million square foot Best Buy West Coast regional distribution center. Best Buy is an East coast based national electronics retail business. The first phase of the distribution center provides 650,000 square feet of warehouse space and the second phase will increase the warehouse to the ultimate one million square feet capacity. Other companies are looking at the industrial park for possible location of distribution centers.

The significant aspects of this project are the \$30 million private developer leverage, the \$7 million City funding and the creation of 180 new jobs for targeted income group persons. Best Buy is committed to working with the County's Calworks program to hire clients transitioning from public assistance. The elevated water storage tank provides the industrial park's capacity to meet fire suppression requirements and develop and attract additional businesses.

County of Merced

The State Community Development Block Grant, Economic Development Program approved a grant of \$500,000 to the County to assist with the expansion of the Pacific Bell Customer Service Center at the former Castle Air Force Base. The infrastructure grant will provide a utility backup system to provide emergency power for the facility.

This is the second phase of a project that has already produced over 800 new jobs in the County. Pacific Bell will be investing \$8,000,000 initially, with the total rising to over \$12 million when it reaches full capacity.

Significant public benefit will be created by this project through the creation of 400 new jobs for low and moderate income persons. Pacific Bell continues to work with the County's Calworks program to employ people on public assistance. Nearly 25 percent of the new hires in the first phase of the project were welfare-to-work individuals and that profile is expected to carry over into the current expansion. The overall economic benefit is significant to a county where unemployment is over 19 percent.

City of Atwater

The State Community Development Block Grant Economic Development Program awarded a grant of \$500,000 to the City of Atwater to assist in the development of a major pet food processing plant. The grant funds will be used to help purchase property needed to accommodate the 180,000 square foot Doane Products manufacturing facility. At start-up, the facility will hire 80 employees and will increase to over 200 employees when the plant is in full operation. Doane is investing over \$17 million for construction, equipment and start-up operations. At completion, the facility will provide Doane with a modern pet food processing operation in California's Central Valley. The local redevelopment agency is investing \$1.2 million for project infrastructure.

This project is located in a redevelopment area of the City and will add substantially to the tax increment base which will stimulate other local growth and development. Doane has pledged to use local suppliers during the construction phases and for their business operations.

d a t e s t o r e m e m b e r :

✓ EDBG Enterprise Fund

application due date 9-11-98

award announcements 11-20-98

✓ Planning and Technical Assistance funding

continuous application filing

award announcements monthly

✓ Over-the-Counter funding

continuous application filing

Orange Cove's
Orchard Venture received
*State Housing Director's Award for
Housing Development Excellence*



*I*t's not surprising that the Orchard Village project received the State Housing Director's Award for Housing Development Excellence. Orchard Venture is located in Orange Cove, a rural community in Fresno County with a population predominantly consisting of low-income farmworkers.

The city of Orange Cove has close to a zero vacancy rate for rental units. Because of the very low vacancy rate there is little incentive for the owners of rental housing to maintain standards. The City continues to struggle with close to 200 substandard rental units.

The Orchard Venture project set a precedence by providing 188 new family units for residents of the small community. The gated apartments also include a clubhouse, swimming pool, three tot lots, and four laundry rooms.

Orchard Venture mastered the art of public/private financing. The City's RDA put up

\$250,000 as the local match to draw funding from the State's Farmworker Housing Grant Program. The City also played an active role in fast tracking the project and seeking additional funding to insure that the rents would be reduced from market rate. Other funding contributors were HUD, the Tax Credit Allocation Committee and private funding.

Orange Cove's Orchard Venture was one of six new successful affordable housing projects that received the award for housing development excellence. The award recipients were selected based upon the level of RDA participation, the number of units assisted, community problems or needs addressed, and the described overall success of the projects or programs.

This award also highlights the important role of redevelopment agencies in addressing California's housing problems.

1998

CDBG funding

State Housing Director, Richard E. Mallory announced awards totaling \$25,099,281 for community development projects in 52 rural or small urban cities and rural counties throughout California.

The funds were made available under the non-entitlement State Community Development Block Grant (CDBG) Program which has been administered in California by HCD since 1982. The more populated cities and counties in California receive CDBG funding directly from the federal Department of Housing and Urban Development (HUD). This year, 181 jurisdictions were eligible to apply for State CDBG funds based on their population. Eighty-eight applications were received by the Department.

The \$25.1 million will be distributed statewide for projects in 16 counties and 34 rural or small urban cities. Of the \$25.1 million, \$531,188 went to the County of Madera under a separate allocation set aside to serve the Native American population through a housing rehabilitation program.

The City of Clear Lake received a two-year award totaling \$1 million to build a senior community center that will also serve as a health and youth services facility. Clearlake received a CDBG Planning and Technical Assistance grant last year to prepare the feasibility study and to lay the

groundwork for the desperately needed facility.

The City of Plymouth will use \$300,000 for housing rehabilitation and \$200,000 to provide subsidized daycare for Tanif residents as part of a Welfare-to-Work program.

The City of Ceres will use \$200,000 of their award for a public works project that includes replacing curbs and gutters, repaving roads and providing street lights, fire protection and security fencing for a 24-unit farmworker housing project that is being funded by federal Rural Development (formerly the Farmers Home Administration). The remaining funds, \$200,000, will be used to make substandard houses located in a high poverty area safer for the low-income homeowners.

Thirty-seven (37) of the funded communities will provide housing rehabilitation programs; eighteen (18) will provide community facilities/public services; seven (7) will provide first-time homebuyer programs; five (5) will provide public works programs; and three (3) will use the funds for housing acquisition.

For additional information, please contact the CDBG Program at (916) 445-6000.

Funded communities:

Arcata	\$500,000	Humbolt	\$500,000	Placerville	\$300,000
Benicia	\$500,000	Huron	\$500,000	Plymouth	\$500,000
Butte	\$200,000	Imperial	\$500,000	Red Bluff	\$500,000
Ceres	\$400,000	Kings	\$500,000	Riverbank	\$500,000
Clearlake	\$500,000	Lake	\$325,000	San Juan Capistrano	\$500,000
Coachella	\$500,000	Lakeport	\$21,907	San Joaquin	\$500,000
Colusa	\$500,000	Lincoln	\$500,000	Santa Barbara	\$500,000
Crescent City	\$432,400	Lindsay	\$500,000	Shasta Lake	\$500,000
Del Norte	\$366,715	Live Oak	\$500,000	Shasta	\$500,000
Dinuba	\$300,000	Madera *	\$531,188	Sonora	\$500,000
Dorris	\$500,000	Mendocino	\$297,000	South Lake Tahoe	\$500,000
Dunsmuir	\$500,000	Mono	\$500,000	Stanislaus	\$500,000
El Centro	\$500,000	Montague	\$417,821	Truckee	\$500,000
El Dorado	\$500,000	Monterey	\$500,000	Tulare	\$500,000
Exeter	\$300,000	Newman	\$500,000	Williams	\$500,000
Guadalupe	\$350,000	Oroville	\$357,250	Woodlake	\$500,000
Hanford	\$500,000	Placer	\$500,000	Yuba	\$500,000

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Volume 13 • Number 3

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California Neighborhoods
is the official newsletter for the
California Department of Housing and
Community Development (HCD).
Regular Editions published quarterly.
Special Editions published quarterly.
ISSN 1084-2217.

For more information, comments or to
be added to our mailing list, call
(916) 445-4775 or e-mail:
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